141.0	0006	0004.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,014,800	/	1,014,800
USE VALUE:	1,014,800	/	1,014,800
ASSESSED:	1,014,800	/	1,014,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
234		GRAY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	EAGAN ROBERT E-ELIZABETH T
Owner 2:	
Owner 3:	
Street 1:	234 GRAY STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 10,829 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1922, having primarily Wood Shingle Exterior and 3047 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10829.000	413,300	5,600	595,900	1,014,800
Total Card	0.249	413,300	5,600	595,900	1,014,800
Total Parcel	0.249	413,300	5,600	595,900	1,014,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 333.02 | /Parcel: 333.0

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	91019
GIS Ref	
GIS Ref	
Insp Date	03/07/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 141.0-0006-0004.0

!10930!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	413,300	5600	10,829.	595,900	1,014,800	1,014,800	Year End Roll	12/18/2019
2019	101	FV	321,300	5700	10,829.	558,700	885,700	885,700	Year End Roll	1/3/2019
2018	101	FV	321,300	5700	10,829.	461,800	788,800	788,800	Year End Roll	12/20/2017
2017	101	FV	306,600	5700	10,829.	424,600	736,900	736,900	Year End Roll	1/3/2017
2016	101	FV	287,600	5700	10,829.	387,300	680,600	680,600	Year End	1/4/2016
2015	101	FV	271,000	5700	10,829.	379,900	656,600	656,600	Year End Roll	12/11/2014
2014	101	FV	271,000	5700	10,829.	353,100	629,800	629,800	Year End Roll	12/16/2013
2013	101	FV	271,000	5700	10,829.	335,900	612,600	612,600		12/13/2012

PRINT

Date	Time
12/11/20	01:09:56

LAST REV

Date	Time
06/23/17	10:00:07

danam

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10930

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	15379-549		12/1/1983		120,000	No	No		Y

USER DEFINED

Prior Id # 1:	91019
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/28/2016	326	Addition	115,000					14x6 add w bsmt
2/19/2014	127	Solar Pa	8,600	C				
4/28/1997	187		25,000					ADDITION/REM KITCH

ACTIVITY INFORMATION

Date	Result	By	Name
3/7/2017	Meas/Inspect	DGM	D Mann
2/28/2017	Permit Visit	DGM	D Mann
2/27/2017	Left Notice	DGM	D Mann
6/15/2016	Permit Visit	PT	Paul T
11/8/2008	Meas/Inspect	201	PATRIOT
12/15/1999	Inspected	256	PATRIOT
11/23/1999	Mailer Sent		
11/10/1999	Measured	243	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10829		Sq. Ft.	Site		0	80.	0.69	9									595,898						595,900	

Total AC/HA:	0.24860	Total SF/SM:	10829	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett	Total:	595,898	Spl Credit		Total: 595,900

EXTERIOR INFORMATION

Type:	15 - Old Style
Sty Ht:	2 - 2 Story
(Liv) Units:	1 Total: 1
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	3 - Gambrel
Roof Cover:	1 - Asphalt Shgl
Color:	CREAM
View / Desir:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

COMMENTS

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

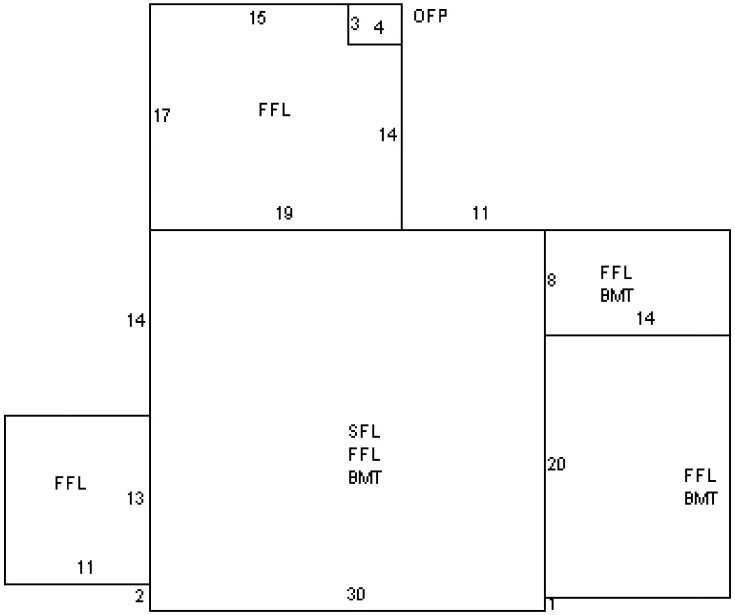
Location:	
Total Units:	
Floor:	
% Own:	
Name:	

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 9		BRs: 4			Baths: 1				HB 1		

SKETCH



INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wall	% Sprinkled:

DEPRECIATION

Phys Cond:	AG - Avg-Good	26. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		26.4 %

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.06297934
Const Adj.:	1.01989794
Adj $ / SQ:	140.937
Other Features:	78500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	561519
Depreciation:	148241
Depreciated Total:	413278

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	155.03
Special Features:	0	Val/Su Net:	108.28
Final Total:	413300	Val/Su SzAd	162.56

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,716	140.940	241,848
BMT	Basement	1,262	57.930	73,101
SFL	Second Floor	827	140.940	116,484
OFP	Open Porch	12	44.880	539

Net Sketched Area:	3,817			Total:	
Size Ad	2542.5	Gross Are	5204	FinArea	3047

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	40	G	
SFL	95				

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

IMAGE

AssessPro Patriot Properties, Inc

SPEC FEATURES/YARD ITEMS

PARCEL ID 141.0-0006-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1922	21.94	T	40	101			4,700			4,700
A2	WOOD SHD	D	Y	1	9X12	A	AV	1922	7.85	T	40	101			500			500
19	Patio	D	Y	1	9X18	A	AV	1970	4.56	T	39.2	101			400			400

More:	N	Total Yard Items:	5,600	Total Special Featues:	Total: 5,600